

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center, Two Woodward Avenue, Detroit, Michigan 48226, on

THURSDAY, SEPTEMBER 19, 2019 AT 6:15 P.M.

to consider the request of the City of Detroit Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing s M3 (General Industrial District) zoning classification where R2 (Two-family Residential District) and B4 (General Business District) zoning classifications currently exists on one-hundred forty-seven (147) parcels, generally bounded by the W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Perikdale Avenue extended to the west.

The location of the proposed rezoning is specifically indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to allow for the establishment of a high/medium-impact manufacturing automotive supplier. The proposed high/medium-impact manufacturing or processing facility would be permitted on a by-right in the proposed M3 zoning classification.

The pertinent zoning district classifications are described as follows:

R2—Two-family Residential District

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

B4—General Business District

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

M3—General Industrial District

This district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may effect any nearby residential uses. The purpose of this district is to permit the normal operation of a majority of industries, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 61 of the 1984 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing; 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

NOTICE TO THE HEARING IMPAIRED

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the *Civil Rights, Inclusion and Opportunity Department* at (313) 224-4950, through the TTY number 711, or email crdo@detroitmi.gov to schedule these services.

For further information on this proposal or the public hearing, please call (313) 224-6225.



Proposed Rezoning from R2 and B4 to M3